

**Avery Road Treatment Center (ARTC)
14703 Avery Road City of Rockville Maryland
Mandatory Referral Design Narrative**

Introduction

The Avery Road Treatment Center (ARTC) is co – located on a 12.404 acre site on the East side of Avery Road in the City of Rockville. In addition to the ARTC at 14703 Avery Road the site also includes the Avery Road Combined Care (ARCC) at 14701 Avery Road and on an adjacent property the Avery House at 14705 Avery Road. All three facilities share the common driveway and infrastructure. Adjacent land uses include the Mark Twain Athletic Park to the east, Rock Creek Regional Park to the northeast, north and northwest and Red Gate Golf Course to the west across Avery Road. An existing single family home is located on an adjacent property at the sites entrance to Avery Road. Rock Creek Park and the adjacent Avery House are located in Montgomery County and the sites boundary is the limit of the City of Rockville.

The site is owned by Montgomery County with the Department of General Services and Department of Health and Human Services managing the project approvals and acting on behalf of the owner. The existing ARTC building at 14703, a 60 bed modular structure built in 1991 is to be demolished and replaced with a 64 bed three story structure with 37,682GSF (phase 1) and an adjacent one story 16 bed 3,125GSF Cottage (phase 2). The existing facility provides residential substance abuse treatment for County residents. The County has entered into a Public-Private Partnership (P3) with assistance from the State of Maryland to complete the design of the new facilities. Montgomery County has a new service contract and lease with Potomac Healthcare Foundation (PHF) who has been operating the ARTC facility for 24 years. Health and Human Services will administer the service contract and Department of General Services will administer the lease.

The new facility is designed as an Addiction Treatment Center for recovery and care of patients and includes a new vehicular drop-off area, accessible parking, additional parking and outdoor

amenities. As part of Montgomery County's requirements, the project must meet LEED Silver rating.

The program descriptions that follow will emphasize both continuity with the already existing programs, as well as enhancements to make ARTC even better as a clinical center of excellence and full continuum of care. It is Potomac Healthcare Foundation (PHF) vision for the ARTC to become a center of innovation and excellence to address the heroin and opioid epidemic. The proposed facility design will meet or exceed code requirements and bring innovative outpatient services as enhancements to the Avery Road Campus, which will expand service capacity, enhance the functionality and effectiveness of the core Detox program, and also generate supplemental revenue to help defray the County's costs for the core Detox program.

Program Service Descriptions new 3 Story Phase 1 Building

The new 3 story building will contain 64 beds total, consisting of 24 detox beds and 40 intermediate care (ICF) beds. Building height to the peak of the roof is approximately 42'. Programming will reflect the current high level of quality services that the County has come to expect from the Avery Road Treatment Center. The medical and nursing team brings extensive experience in addiction medicine as well as experience in managing co-morbid somatic and psychiatric conditions. Clinical staff coordinates with the medical team to assist patients in developing recovery and continuing care plans that are sustainable and accessible. The proposed facility will include up to 4 additional detox beds which increases access to care and supports revenue, further stretching limited budgets. Through existing contracts with third party payers and reasonable self-pay rates, PHF proposes to increase the program capacity from 60 to 64 beds. PHF proposes to enhance the core programming of the ARTC Detox/ICF facility by developing additional capacity for outpatient services on the Avery Road Campus. PHF envisions a full treatment campus which supports recovery through multiple levels of care across a comprehensive continuum, with shared administrative and clinical leadership. This approach brings economic value as well as continuity and collaborative care.

Co-location of outpatient services with inpatient services at the new facility will boost the value of the detox/ICF higher intensity level of care by leveraging those resources for greater retention

and higher effectiveness. These service enhancements help assure that the “revolving door” of detox will actually lead to recovery. The array of proposed outpatient services will include: Outpatient/Intensive Outpatient Counseling; Addiction Medication Clinic; Outpatient Mental Health Clinic; Opioid Treatment Program – Methadone and Ambulatory Detox. In the new three story building the new outpatient facilities will occupy approximately 7,850sf of the building on the first floor with the balance of the new building or approximately 29,832sf as inpatient facilities. Currently the site contains approximately 10,250sf of outpatient facilities and 22,000sf of inpatient facilities.

Program Enhancements – New 16 Bed Residential Step-Down Phase 2 Cottage

A second new building is proposed north of the new ARTC. This 16 bed, one story, 19' to peak building is referred to as the Cottage. As part of a master plan for future development, PHF envisions the potential for a 16 bed step down program for transitional age youth. The program would provide a welcoming home environment for young adults who would benefit from supervised living while engaging in treatment. Senior leadership recognizes the growing needs of this population to have access to care, focusing on the unique developmental needs of this age group. PHF clinical staff brings a wealth of experience with this population and has identified this specialized residential service as a gap in the current continuum of recovery supports.

The residential program would allow for young adults to enjoy a supportive therapeutic environment, focusing on activities of daily living and the development of educational/vocational skills to assist in transition to the community, while supporting treatment engagement to strengthen recovery skills. Family participation would be strongly encouraged with opportunities for individual family therapy, group family therapy and educational programs.

Proposed Building Design

The proposed design responds to Montgomery County's objectives by accomplishing the following:

1. The existing access road and most of the parking areas will remain intact for all adjacent facilities.

2. The other campus facilities (ARCC & Avery House) would not be directly impacted and could remain fully operational during the life of the project.
3. The existing water lines, sanitary sewer and storm water system could remain intact with minimum disruption.

To this end, the design proposes to replace the existing one-story structure with a new state-of-the-art, mostly three-story facility located in nearly the same area. The smaller new footprint allows for adjacent site improvements on the south side, including a new vehicular drop-off area, accessible parking and outdoor amenities.

The proposed 37,682GSF building has an approximate footprint of 16,988GSF on the first floor and approximately 10,347GSF on both of the second and third floors. The layout proposes an “H” shaped building, similar to the existing structure. Two main wings, left and right, are connected by a central core. The right, shorter wing on the south side is considered the front of the building and faces the new vehicular drop-off and accessible parking. It is one story in height and houses the main entrance and lobby, administrative functions, and the facility’s kitchen and dining areas. A new service drive extends from the existing parking lot on the east side and provides direct access to a loading dock serving the kitchen and other building support functions within the central core. The one-story portion of the structure offers opportunities for vaulted ceilings, possibly in the dining room.

Both the left, longer north wing and most of the central core are a full three-stories high. The left wing, considered to be the back of the building, houses the proposed Outpatient Clinic on the first floor and could be directly accessed from a secondary, separate entrance at grade on the west side. The Detox Care Units and required adjacent medical functions would be housed on the second floor, and the ICF Care Units, both male and female, would be housed on the third floor. Each end of the long wing allows for a natural separation of genders with a central monitoring area. Security features would be incorporated into the design. Egress stairs are required at each end of the wing.

The central core acts as a “connector” and houses the main vertical circulation between all three floors, including elevator and main stair. The first floor would house a secondary entrance and large shared conference room, and mechanical/electrical functions and other support spaces,

including maintenance and loading/receiving. The same service drive serving the kitchen would provide access to these areas as well. The second and third floors of the central core would house the clinical functions, naturally split to serve patients on both floors.

Prior to demolition of the existing building, all patients would be transferred to other facilities for the duration of the construction project, providing a continuum of care. In addition, one modular portable unit would be set up near the ARCC building to temporarily house some of the administrative functions and some clinical space. Upon completion of the construction, all patients would be transferred back to ARTC and all functions would be relocated to the new facility.

Site Management Approach Continuity of Care

During the construction phase of the project, Potomac Healthcare Foundation (PHF) will continue to provide detoxification and intermediate care services for the 49 patients funded by Montgomery County. Services will be provided on the Avery Road Campus for up to 20 Montgomery County residents. PHF anticipates the ability to co-locate the services in the residential program of Avery Road Combined Care (ARCC) and understands the value in keeping patients in their community while maintaining the experience of our clinical and medical teams and their respective leadership. The additional 29 slots will be provided at their Emmitsburg, MD location. Mountain Manor Emmitsburg has been operating in the state of Maryland for over 40 years and is accredited by the Joint Commission as well as certified by the Department of Health and Mental Hygiene's Office of Health Care Quality.

PHF plans to maintain the current phone number for ARTC. Patients in need of services will have uninterrupted access, with screening and intake available on the Avery Road Campus. Patients will be transported to the Emmitsburg campus if necessary. Each referral and screening will be reviewed to determine the appropriate location of treatment with consideration given to family access, legal considerations to leaving the county, and access to ancillary services (i.e. medical, etc.). All admissions will be coordinated by the existing ARTC team to ensure that there are no unnecessary barriers to care.

A full complement of services will be available to patients in both Rockville and Emmitsburg, which will include family services. For patients in Emmitsburg, transportation will be provided to family members, if necessary, to participate in family counselling and discharge planning. Families are also welcome to attend the family education programs offered in Rockville or in Emmitsburg. Transportation will be provided, from both locations, for court dates, social service appointments, and medical appointments.

Construction Site Management

Morgan Keller (MK) will be the General Contractor for the project and has been and will continue to work with the Montgomery County Project Manager and Design Team to discuss and develop the Construction Logistics and Plans for the project. Issues that will be further addressed and finalized include pedestrian safety, accessibility to the site, designated parking for workers and visitors, job site security, movement of material delivery vehicles, and the resolution of any potential conflicts.

All construction traffic must enter and exit the site from the existing entrance located on Avery Road. The location of the office trailers near the site entrance will assist with jobsite security and allow for all traffic entering and exiting the site to be monitored. Temporary construction fencing will be installed around the entire construction site to provide security. The temporary fence can be shifted and additional fence provided as required to allow for the construction of utilities and features outside the general fence line. To assist with night time security, temporary lighting will be provided around the construction site. Coordination of daily material deliveries and vehicular traffic associated with the construction of the new facility will be continuously monitored through-out the duration of the project so as to minimize the impact of the construction on the surrounding treatment centers (ARCC and Avery House).

Hours of Operation

The inpatient portion of the facility houses patients on a continual basis, with some staff present at all times. Patients do not leave the facility on a regular basis. Outpatient hours are from 10AM to approximately 8 PM with most patients arriving between 9:30 AM and 10:00 AM. It is

anticipated that most deliveries would be during normal outpatient hours and there will be few large trucks or special services on-site.

Conformance with Comprehensive Master Plan

The site, adjacent single family house and Mark Twain Athletic Park are zoned R-200. The adjacent Red Gate Golf Course is zoned Park. The adjacent Rock Creek Regional Park and Avery House are located in Montgomery County. The 2002 Comprehensive Plan designates the site and adjacent Mark Twain Athletic Park as Public Buildings and Facilities. The Red Gate Golf course is designated as Public Park and Open Space. The site is located in the Rockville Planning Area #16 Southlawn / Redgate. Other than the existing single family home located at the sites entrance to Avery Road there are no other existing residential lots within 1,100' of the site given these surrounding Public land uses. Lot 6 on Taft Court which is located on the west side of the Redgate Golf Course is the only other residence within the 1,250' notification distance.

Landscape, Screening & Lighting

The site is located within a cleared area that is heavily screened by existing forest areas from adjacent properties and Avery Road. Additional landscaping will be provided to supplement the existing retained forest cover and provide internal landscaping of parking areas, screening of mechanical and service areas in addition to framing the building and mitigating impacted tree removal. In accordance with the City's Zoning Code, shade trees are being provided within the new parking area where space permits to shade the newly paved areas. Additional trees, shrubs and ground covers will also be provided within the proposed stormwater management facilities as the plans progress.

Site lighting will be provided to illuminate the parking lot, but will be provided with down-lit fixtures to limit light trespass, glare and illumination of the nighttime sky. New light fixtures will be LED fixtures mounted 14' from ground to light.

Adequate Public Facilities

As part of the improvements the inpatient facility will be increased from 60 beds to 80 beds and the outpatient square footage will be decreased from 10,250 SF to 7,850 SF. The project is nonresidential and is therefore not subject to public school availability review. As outlined on the approved Comprehensive Transportation Review Scoping Intake Form, the re-constructed ARTC will generate a maximum of 7 peak trips with this peak occurring on Saturday. The facility will include bicycle parking, provided transportation by van and an existing bus stop (Bus #52) on the site. Trips for the inpatient portion of the facility were calculated using the Nursing Home Land Use (ITE 620) based on the similarity in daily trip patterns between the types of facilities. Trips for the outpatient portion of the facility would be reduced based on the decrease in square footage for outpatient services. Given the low number of new peak hour trips and the nature of the facility there is essentially no impact to the City's transportation network.

Fire and emergency vehicle access will be provided within the newly proposed parking lot and turn around and will meet the current City Fire Marshal Regulations. A Fire Protection Site Plan has been submitted as part of this application.

Water is available from an existing 12" water main in Avery Road. Sewer service is provided by an existing 8" sanitary line that leaves the site along the northeast property line that then drains toward Rock Creek. These facilities are owned and operated by the Washington Suburban Sanitary Commission (WSSC) and approval for the new services will be reviewed and approved by WSSC. Electric, telephone and communication services are available in existing underground lines that already serve the site from Avery Road.

Environmental

A Natural Resources Inventory/Forest Stand Delineation has been submitted and covers the entire 12.4 acre site. The site contains approximately 6 acres of existing forest cover, of which approximately 0.7 acres will be removed and 5.3 acres will be retained. Retained existing forest on the site will be above the breakeven point or that point at which forest conservation requirements can be met solely through forest retention. A forest conservation easement is proposed over the sites break even requirement or 4.17 acres. The site contains a Stream

Valley Buffer and small wetland area along Avery Road. The wetland area is associated with the stream and an old storm water management facility within the stream channel. No impact to the Stream Valley Buffer or wetland area or its associated buffer is proposed. The stream valley buffer and wetland area is associated with a small intermittent stream that starts in Redgate Golf Course and crosses under Avery Road onto the site and then parallels Avery Road before continuing offsite into Rock Creek. The proposed project has been designed to minimize impacts to the surrounding existing forest areas and to have no impact to the other on-site environmental features.

Stormwater Management for the project will be provided in accordance with the current State of Maryland and City of Rockville Regulations. Environmental Site Design is being utilized to the Maximum Extent Practicable. Given the proposed demolition and new facility construction, impervious area is only increasing by approximately 0.4 acres. Micro bio retention is the preferred management methodology and is being proposed throughout the site.

Parking & Circulation

Presently the site has approximately 87 parking spaces and 5 new parking spaces are proposed with the reconfiguration for a total of 92 parking spaces. The closest applicable use in the Zoning Ordinance's parking requirements is nursing home, which requires 1 parking space per 4 beds and 1 space per employee on the major shift. Combined the proposed ARTC – 64 beds, Cottage – 16 beds and existing ARCC – 54 beds will total 134 beds. 44 employees (31 in ARTC & 13 in ARCC) are anticipated on the major shift resulting in a parking requirement of 78 spaces. This number is close to the operational needs of the facility or 92 spaces, which based on Potomac Health Foundation's 24 year history operating this site is adequate and necessary for the new facility. In addition four short term bicycle spaces are proposed.

Adequate circulation space is provided for passenger, commercial and emergency vehicles within the new parking lot and access roads. A small drop-off area is located at the main front entrance and a trash/recycling enclosure is located on the east side of the building. Occasional delivery of materials to the site is anticipated to be by a truck no bigger than a WB-40 to the service area on the east side of building. Circulation to the adjacent parking lot at the ARCC

14701 Avery Road and adjacent Avery House 14705 Avery Road is to remain open during construction.

Community Outreach

During the lease negotiations between the County and PHF there were public meetings associated with that process, so the project has been in the public eye numerous times and the process to date has been transparent. The Department of General Services will be setting up the area/citizen meeting during the Mandatory Referral 60 day review period.

Leed Certification

The new CRC project will be designed to achieve a LEED Silver rating and may include features such as:

1. Rainwater management facilities
2. Pervious paving
3. Heat island reduction
4. High efficiency mechanical, plumbing and electrical equipment
5. Energy efficient building envelope and window systems
6. Water efficiency

A LEED v4 Project Checklist with preliminary point totals is attached. As the project continues to be designed a silver rating will be achieved.